041.0 Map | 0006 Block | 0012.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	929,000	/	929,000
USE VALUE:	929,000	/	929,000
ASSESSED:	929,000	/	929,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82	-84	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAINTIL JOCELYN H &
Owner 2:	REMY DAPHNEY
Owner 3:	
Street 1:	82 RIVER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PIERRE-LOUIS SERGE--ETAL -
Owner 2:	PIERRE-LOUIS SYLVIE -
Street 1:	82 RIVER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Clapboard Exterior and 2413 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	477,800		451,200	929,000
Total Card	0.110	477,800		451,200	929,000
Total Parcel	0.110	477,800		451,200	929,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.00 | /Parcel: 385.0

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 28650

GIS Ref

GIS Ref

Insp Date 11/07/18

!3484!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	477,900	0	4,800.	451,200	929,100	929,100	Year End Roll	12/18/2019
2019	104	FV	313,500	0	4,800.	479,400	792,900	792,900	Year End Roll	1/3/2019
2018	104	FV	313,500	0	4,800.	349,700	663,200	663,200	Year End Roll	12/20/2017
2017	104	FV	293,800	0	4,800.	304,600	598,400	598,400	Year End Roll	1/3/2017
2016	104	FV	293,800	0	4,800.	259,400	553,200	553,200	Year End	1/4/2016
2015	104	FV	278,800	0	4,800.	253,800	532,600	532,600	Year End Roll	12/11/2014
2014	104	FV	278,800	0	4,800.	208,700	487,500	487,500	Year End Roll	12/16/2013
2013	104	FV	290,300	0	4,800.	198,500	488,800	488,800		12/13/2012

PRINT

Date	Time
12/10/20	18:43:23

LAST REV

Date	Time
10/09/19	11:58:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIERRE-LOUIS SE	64114-439		8/21/2014		570,000	No	No		
	21437-95		9/1/1991		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	28650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/14/2009	Meas/Inspect	294	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
3/10/2000	Inspected	264	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,200 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08514297
Const Adj.:	0.98980200
Adj $ / SQ:	182.593
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617882
Depreciation:	140074
Depreciated Total:	477808

COMMENTS

CRAWL SPACE; FINOCHETTIS AUTO.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

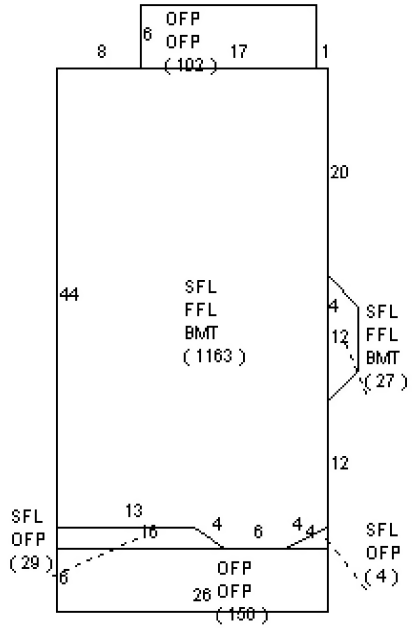
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.59
Special Features:	0	Val/Su Net:	115.08
Final Total:	477800	Val/Su SzAd	198.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,223	182.590	223,311
BMT	Basement	1,190	54.780	65,186
FFL	First Floor	1,190	182.590	217,286
OFP	Open Porch	549	19.310	10,599

Net Sketched Area:	4,152			Total:	516,382
Size Ad	2413	Gross Are	4152	FinArea	2413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: